This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Info:

Karen Johnson Davidson County
Batch# 516666 DEEDWARR
11/13/2020 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20201113-0134426

SEND TAX BILL TO
NEW OWNER:
Eric J. Buchanan
PO Box 2205
Goodlettsville, TN 37070

MAP 09805013000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TLOT, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Eric J. Buchanan**, hereinafter called the GRANTEE, his representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31-A, Zone Lot Division Lots 30 &31, Hunters Point Subdivision of record in Plat Book 6250, page 775, amending Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal description of subject lot.

Being a part of the same property conveyed to TLOT LLC by Deed from David J. Waynick and wife, Rebecca R. Waynick, of record in Instrument No. 20180302-0020150, Register's Office for Davidson County, Tennessee.

This is improved property known as 5174 Hunters Point Lane, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 6250, page 774 amending Plat Book 5200, page 736, said Register's Office.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6250, page 774 amending Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 4380, page 941 and Book 4961, page 817, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to an easement set forth in an instrument of record in Book 4495, paqe 673, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 4175, page 93, said Register's Office.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 6279, page 741, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition

of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 12th day of November, 2020.

TLOT, LLC

By: G L Waynick, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **G L Waynick** , who, upon oath, acknowledged himself to be **Manager** of **TLOT, LLC,,** the within named bargainor(s),with whom I am personally acquainted, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of TLOT, LLC , a Tennessee limited liability company.

WITNESS my hand and official seal at office this 12th day of November, 2020.

NOTARY PUBLIC
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $10,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of November, 2020.

NOTARY PUBLIC
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Rutgerson

State of Tennessee;County of Davidson

On this 13 day of November, 2020, personally appeared before me, Caitlin Marie Smith, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

My Commission Expires:

